

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
January 24, 2019

Case #3049: Application of Timothy Freydborg of 413 East Hudson Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(B) Height for a new 3 story house at 413 East Hudson Street, Long Beach, NY also known as Section 59, Block 151, Lot 46 on the Nassau County Land & Tax Map.

DECISION: DENIED

Case #3052: Application of Kasturi M. Reddy of 115 Long Beach Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.A Use to convert a one-family/doctor's office into a two-family house at 115 Long Beach Boulevard, Long Beach, NY also known as Section 59, Block 114, Lot 36 on the Nassau County Land & Tax Map.

DECISION: DENIED

Case #3053: Application of Claudio Iaboni of 43 Ridge Road, Albertston, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(A) Use; 9-105.19(B) Height; 9-105.19(C) Lot Area; 9-105.19(D) Building Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard; 9-105.19(I) Density; 9-113.2(H) Off Street Parking for a new three (3) family dwelling at 20 Virginia Avenue, Long Beach, NY also known as Section 59, Block 267, Lot 101 on the Nassau County Land & Tax Map.

DECISION: GRANTED, as Amended

Case #3054: Application of Robert & Lisa Fink of 40 Clark Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard for a 1 story addition at 40 Clark Street, Long Beach, NY also known as Section 59, Block 227, Lots 7 & 8 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3055: Application of Eugene D'Auria of 1 Boyd Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height for an amendment to open permit to eliminate the roof height reduction at 5 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 50 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3056: Application of Little Acres Ltd. of 391 Long Beach Road, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(b) Height for an amendment to open permit to eliminate the roof height reduction at 7 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 49 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3057: Application of Edwin Verestegui of 229 East Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front Yard; 9-105.2(d) Side Yard for a front deck and side entrance at 90 East Hudson Street, Long Beach, NY also known as Section 59, Block 94, Lot 44 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3059: Application of Robert Tuccillo & Christina Hennessy of 24 New Hampshire Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard for a stair and platform for an elevated house at 24 New Hampshire Street, Long Beach, NY also known as Section 59, Block 253, Lot 16 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3060: Application of Brian McCaffrey of 546 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(C) Front Yard for new 1st / 2nd floor decks & 2nd floor addition at 546 East Fulton Street, Long Beach, NY also known as Section 59, Block 166, Lot 24 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3061: Application of Christine Guthrie of 42 Oregon Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard for a new 3 story FEMA compliant house at 42 Oregon Street, Long Beach, NY also known as Section 59, Block 261, Lot 7 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3062: Application of Floce Holdings LLC of 175 Sullivan Street, New York, NY & Alan Silberstang of 250 West 26th Street, New York, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard; 9-105.19(g) Rear Yard; 13-82(d) Swimming Pools for construction of a new 3 story single family house at 1069 Oceanfront, Long Beach, NY also known as Section 58, Block 86, Lot 20 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3063: Application of Shanna & Joe Accarino of 271 Laurelton Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(E) Rear Yard for a new 2 car attached garage at 271 Laurelton Boulevard, Long Beach, NY also known as Section 59, Block 48, Lot 36 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Case #3064: Application of Francis O'Neill of 77 Alabama Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to maintain side yard stair and landing at 77 Alabama Street, Long Beach, NY also known as Section 59, Block 236, Lot 41 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #3065: Application of Gregory Penny of 215 Kirby Street, Bronx, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(H) Density; 9-112(1) Off Street Parking to convert a one-family into a two-family at 61 Florida Street, Long Beach, NY also known as Section 58, Block 92, Lot 49 on the Nassau County Land & Tax Map.

OPEN FOR VOTING

Case #1891: Application of Dr. Hal Waldman of 401 West Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(a) Use; 9-106.2 Mixed Uses Prohibited; 9-112(14) Off Street Parking for renewal of a Conditional/Temporary Variance to use the premises as a one family dwelling and a Veterinarian's office at 401 West Beech Street, Long Beach, NY also known as Section 59, Block 37, Lots 42-45 on the Nassau County Land & Tax Map.

DECISION: GRANTED 2 Year Conditional/Temporary Variance

Case #2929: Application of Ben Wagman of 812 East Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(D) Side Yard for an Extension of Variance #2929 for a new three story house at 68 Curley Street, Long Beach, NY also known as Section 59, Block 211, Lot 17 on the Nassau County Land & Tax Map.

DECISION: GRANTED

Dated: January 24, 2019
Long Beach, N.Y.

Rocco J. Morelli
Chairman